



**Connells**

Colman Avenue  
Wednesfield Wolverhampton



# Colman Avenue Wednesfield Wolverhampton WV11 3RR

for sale offers in the region of  
**£260,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom semi detached family property in a popular residential location. Benefiting from an abundance of internal and external space, viewing is highly recommended. The Vendor advises the roof has been replaced during their ownership.

The property comprises of entrance hall, lounge, dining room, kitchen, utility, three bedrooms and family bathroom. Externally there is a driveway providing off road parking and a large highly maintained enclosed rear garden.

## The Location & Area

Situated on the popular Colman Avenue just a stone's throw from local shopping and situated next to popular school. There is a further selection of schools nearby, bus routes to Wolverhampton and Wednesfield including Bentley Bridge retail park. New Cross, M54 and M6 motorways are also nearby.

## Entrance Hall

Door to front, stairs to first floor landing, doors to various.

## Lounge

Double glazed bay window to front, feature fireplace, central heating radiator, door to entrance hall.

## Dining Room

Double glazed door to rear garden, central heating radiator.

## Kitchen

Double glazed window to rear, a range of wall and base units, space for various appliances, door to utility room.

## Utility Room

Door to front, door to rear, a range of stylish wall and base units, door to kitchen.



### First Floor Landing

Doors to various rooms, loft access which has been recently insulated and part boarded, double glazed window to side.

### Bedroom One

Double glazed bay window to front, central heating radiator, fitted wardrobes, door to first floor landing.

### Bedroom Two

Double glazed window to rear, central heating radiator, door to first floor landing.

### Bedroom Three

Double glazed window to front, central heating radiator, door to first floor landing.

### Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, boiler, door to first floor landing.

### Outside Front

Driveway to front providing multiple off road parking.

### Outside Rear

Highly maintained enclosed rear garden, panelled fencing, mature plants, trees and shrubs, planter beds, greenhouse, composite shed.



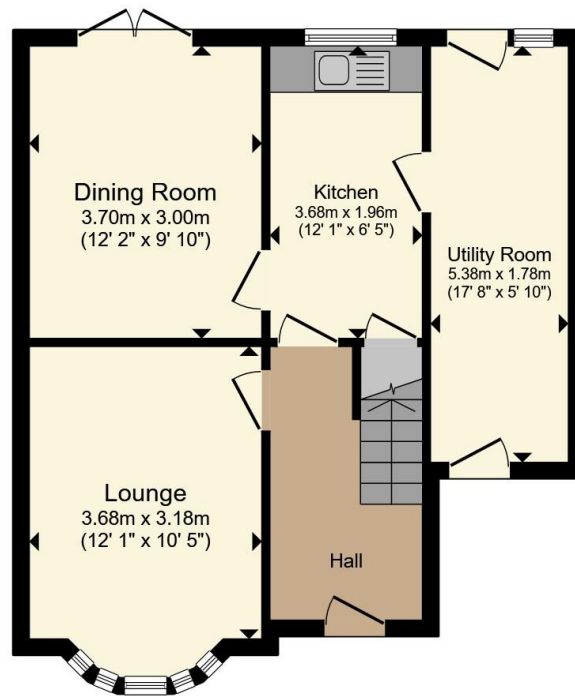




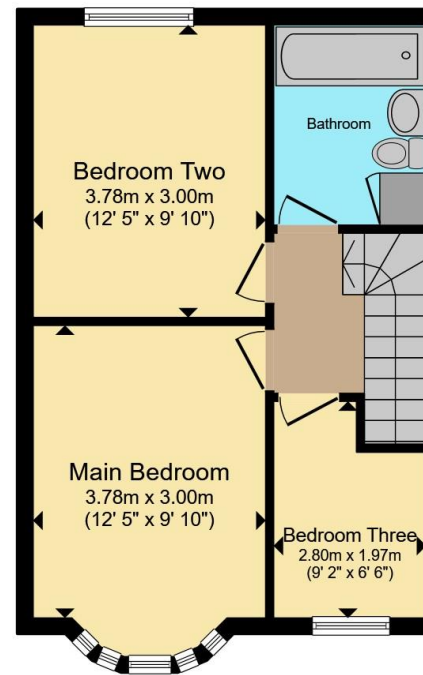








**Ground Floor**



**First Floor**

Total floor area 88.7 m<sup>2</sup> (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH324834](http://connells.co.uk/Property/WVH324834)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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